



Brooks Court, HERTFORD, SG14 2JF

Welcome to Brooks Court, HERTFORD

This well-presented and larger-than-average five-bedroom terraced town house is arranged over three spacious floors, offering versatile and comfortable family living in a sought-after location. The ground floor features a modern and stylish kitchen/dining room, perfect for family meals and entertaining, complemented by a recently refurbished downstairs cloakroom and a separate utility room for added convenience. On the first floor, you'll find two generously sized double bedrooms, a contemporary shower room, and a bright and spacious living room boasting wonderful views, providing an ideal space to relax or entertain. The top floor offers three further well-proportioned bedrooms and a modern family bathroom, making this home ideal for growing families or those needing flexible work-from-home space. Externally, the property enjoys a private and secluded rear garden with rear access - ideal for children, gardening, or outdoor dining - along with a front garden offering potential for off-street parking (subject to the necessary consents). Situated just a short walk from Hertford North railway station, Hertford town centre, local shops, excellent schools, and the ever-popular Panshanger Park, this home is perfectly located for convenience and lifestyle. A superb opportunity to acquire a spacious and versatile family home in a highly desirable location.



-Accommodation Overview-

Entrance Hallway:

Stairs to first floor, door to utility cupboard, storage cupboard.

Utility Room:

6' 7" x 4' 10" (2.01m x 1.47m)

Double glazed window to front aspect.

Kitchen / Dining Room:

21' 2" L-shaped x 14' 1" (6.45m l-shaped x 4.29m)

Fitted wall and base units with work surface over, one and half bowl stainless steel sink unit with mixer tap over, gas hob with extractor canopy over, eye-level oven and grill, integrated dishwasher, fridge, freezer, radiator, double glazed window and double-glazed door leading to rear garden.

Downstairs Cloakroom:

Obscure double-glazed window to rear aspect, WC, wash hand basin.

-First Floor Landing-

Lounge:

14' 4" max x 11' 3" max (4.37m max x 3.43m max)

Double glazed window to front aspect, gas fireplace, carpet.

Bedroom Three:

11' 7" x 9' excluding fitted wardrobes (3.53m x 2.74m excluding fitted wardrobes)

Double glazed window to front aspect, fitted wardrobes, radiator.

Bedroom Four:

10' 2" max x 7' 9" max (3.10m max x 2.36m max)

Double glazed window to rear aspect, radiator.

Shower Room:

Shower cubicle with electric shower over, tiled walls.

-Second Floor Landing-

Stairs to second floor, double glazed window to rear aspect, storage cupboard.

Bedroom One:

11' 1" x 12' 1" excluding fitted wardrobes (3.38m x 3.68m excluding fitted wardrobes)

Double glazed window to front aspect, fitted wardrobes, radiator.

Bedroom Two:

11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window to front aspect, fitted cupboard, radiator.

Bedroom Five:

9' 5" x 6' 8" (2.87m x 2.03m)

Double glazed window to rear aspect, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with electric shower over, wash hand basin, WC, fully tiled walls, storage cabinet, chrome heated towel rail, obscure double-glazed window.

-Exterior-

Front Garden:

Laid to lawn, shrubs and plants, path leading to front door. Potential for off street parking (Subject to the necessary consents)

Rear Garden:

A low maintenance patio rear garden with potted plants, shrubs and summer house with power, rear access.



Welcome to Brooks Court, HERTFORD

- Five Bedroom Town House
- Downstairs Cloakroom & Family Bathroom & Shower Room
- Walking Distance To Local Shops & Hertford North Train Station (20 Mins)
- A Well-Kept Low Maintenance Rear Garden With Summer House
- Fitted Kitchen / Dining Room
- Separate Utility Room
- Potential For Off Street Parking (Subject To Usual Planning Consents)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by www.localagent.com



Tenure: Freehold

EPC Rating: D

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107951 - 0003

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